



# County of Fairfax, Virginia

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October 23, 2014

**2014 Planning  
Commission**

**Peter F. Murphy**  
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*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**Janet R. Hall**  
Secretary  
*Mason District*

**James R. Hart**  
Parliamentarian  
*At-Large*

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*Dranesville District*

**Earl L. Flanagan**  
*Mount Vernon District*

**Janyce N. Hedetniemi**  
*At-Large*

**Ellen J. "Nell" Hurley**  
*Braddock District*

**John L. Litzenberger**  
*Sully District*

**Kenneth A. Lawrence**  
*Providence District*

**James Migliaccio**  
*Lee District*

**Timothy J. Sargeant**  
*At-Large*

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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Frank Stearns, Esquire  
Agent for Milestone/Verizon  
Donohue & Stearns, PLC  
117 Oronoco Street  
Alexandria, Virginia 22314

**Re: SEA 90-S-021/2232-Y13-10 – MILESTONE TOWER LP, III d/b/a  
MILESTONE COMMUNICATIONS AND CELCO PARTNERSHIP d/b/a  
VERIZON WIRELESS  
Sully District**

Dear Mr. Stearns:

At its October 22, 2014 meeting, the Planning Commission voted 10-0 (Commissioner Sargeant recused himself from the public hearing; Commissioner de la Fe was absent from the meeting) to **RECOMMEND APPROVAL** of SEA 90-S-021 to the Board of Supervisors.

Concurrently, the Planning Commission voted 10-0 (Commissioner Sargeant recused himself from the public hearing; Commissioner de la Fe was absent from the meeting) to **APPROVE** 2232-Y13-10, pursuant to Section 15.2-2232 of the *Code of Virginia*, as amended. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to the final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

cc: Michael R. Frey, Supervisor, Sully District  
John Litzenberger, Planning Commissioner, Sully District  
Catherine A. Chianese, Assistant County Executive, County Executive Office  
Michael Lynskey, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
October 22, 2014 date file



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Planning Commission Meeting  
October 22, 2014  
Verbatim Excerpt

SEA 90-S-021/2232-Y13-10 – MILESTONE TOWER LP, III d/b/a MILESTONE  
COMMUNICATIONS AND CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman, if you'd kind of bear with me here. I originally had one motion and now, I'm up to seven.

Commissioner Lawrence: Keep working.

Commissioner Litzenberger: Mr. Stearns, will you please confirm for the record the agreements of the proposed development conditions dated October 15<sup>th</sup>, 2014?

Frank Stearns, Esquire, Applicant's Agent, Donohue & Stearns, PLC: I do.

Commissioner Litzenberger: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 90-S-021, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED OCTOBER 15<sup>TH</sup>, 2014.

Commissioners Flanagan and Hedetniemi: Second.

Chairman Murphy: Seconded by Mr. Flanagan and Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 90-S-021, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS PER SECTION 13-305, PARAGRAPH 3, TO CONSIDER EXISTING VEGETATION AND PROPOSED VEGETATION, AS DEPICTED ON THE SEA PLAT AND AS CONDITIONED, AS SATISFYING REQUIREMENTS.

Commissioners Flanagan and Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi and Mr. Flanagan. Is there a discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENTS TO CONSIDER THE EXISTING 11-FOOT CHAIN-LINK FENCE WITH SLATS AND THE PROPOSED 8-FOOT CHAIN-LINK FENCE WITH SLATS, AS DEPICTED ON THE SEA PLAT, AS SATISFYING REQUIREMENTS.

Commissioners Flanagan and Hedetniemi: Second.

Chairman Murphy: Same seconds. Is there a discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: Excuse me. I MOVE THAT THE PLANNING COMMISSION RECOMMEND A CONTINUATION OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE HIGHWAY.

Commissioners Flanagan and Hedetniemi: Second.

Chairman Murphy: Same seconds. Is there a discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Our enthusiasm is waning. I'm not quite sure, but okay.

Commissioner Litzenberger: I MOVE THAT THE PLANNING COMMISSION RECOMMEND DIRECTION TO THE DIRECTOR OF DPWES TO CONTINUE A WAIVER OF THE DUSTLESS SURFACE REQUIREMENT OF THE PFM, TO ALLOW THE GRAVEL DRIVEWAY AND PARKING AREAS SHOWN ON THE SEA PLAT.

Commissioners Flanagan and Hedetniemi: Second.

Chairman Murphy: Same seconds. Is there a discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries.

Commissioner Litzenberger: Okay, Mr. Chairman. Moving onto the 2232.

Chairman Murphy: I can hardly wait.

Commissioner Litzenberger: Okay. I CONCUR WITH STAFF'S CONCLUSION THAT THE PROPOSED MILESTONE COMMUNICATIONS, INC., AND VERIZON WIRELESS TO CONSTRUCT A 30-foot tall [sic] – 130-FOOT TALL LATTICE TOWER, LOCATED AT 1501 LEE HIGHWAY [sic], CENTREVILLE, VIRGINIA, SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED. THEREFORE, MR. CHAIRMAN, I MOVE THAT THE PLANNING COMMISSION FIND SUBJECT APPLICATION 2232-Y-10 [sic] SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Flanagan and Hedetniemi: Second.

Chairman Murphy: Seconded by Mr. Flanagan and Ms. Hedetniemi. Is there a discussion of that motion? All those in favor of the motion to approve 2232-

Michael Lynskey, Zoning Evaluation Division, Department of Planning and Zoning: Excuse me.

Commissioner Hall: Wait, Mr. Chairman. Wait, Mr. Chairman.

Mr. Lynskey: The number of the 2232 – it's 2232-Y13-10.

Commissioner Litzenberger: What did I say?

Mr. Lynskey: "Y".

Commissioner Hall: Just, you transposed the two.

Commissioner Litzenberger: Okay, my dyslexia came to the surface.

Chairman Murphy: So noted. All those in favor of the motion to approve 2232-Y13-10, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried by a vote of 10-0. Commissioner Sargeant recused himself from the public hearing. Commissioner de la Fe was absent from the meeting.)

JN